



GRASSROOTS
REALTY GROUP

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175 Prestwick Villas SE
Calgary, Alberta

MLS # A2329015



\$577,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,348 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Re		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Wired for Data, Wired for Sound		
Inclusions:	N/A		

OPEN HOUSE SAT & SUN 1-3pmWelcome to this beautiful, move-in-ready 1,348 sq ft, 4-bedroom, 3.5-bathroom fully finished home featuring numerous upgrades, a heated garage with a gas heater, 100A service, an extended water connection, built-in Cat 5E and RJ11 available in most rooms, and nearly 2,000 sq ft of total living space. Ideally located in the desirable community of McKenzie Towne, this area offers abundant green space, scenic pathways, playgrounds, and convenient access to schools, shopping, transit, and major routes. The main floor is warm and bright with plenty of natural light, featuring an open floor plan that begins with the living room and flows seamlessly into the dining area. New patio doors lead to your beautifully landscaped, low-maintenance, fully fenced backyard and a well-designed deck — perfect for summer enjoyment. The main floor also includes built-in 6.1 surround sound speakers. The spacious U-shaped kitchen offers ample storage and counter space, quartz countertops, a walk-in pantry, and several newer appliances. Upstairs, you'll find the primary bedroom with a 4-piece ensuite and a large walk-in closet, plus two additional spacious bedrooms that share another 4-piece bathroom. The fully finished basement features high-quality finishing, including a fourth bedroom, a full bathroom, and a cozy TV/recreation/games room. This home also comes with roughed-in plumbing for a water softener. Located just minutes from South Trail Crossing Centre with all its amenities, restaurants, and shopping, this home truly has it all! Major upgrades completed in 2022 & 2024: new house and garage roof, new attic insulation, new deck, new landscaping, new carpets, new LVP flooring, new bath tiles, freshly painted throughout, new light fixtures, new window coverings, new countertops, new toilets, new sinks, new dishwasher, new

pet-friendly washer and dryer, new 50-gallon hot water tank, new range hood fan, and new front storm door.